

Applicant: Board of Education/
Albuquerque Public
Schools

Agent: SMPC Architects

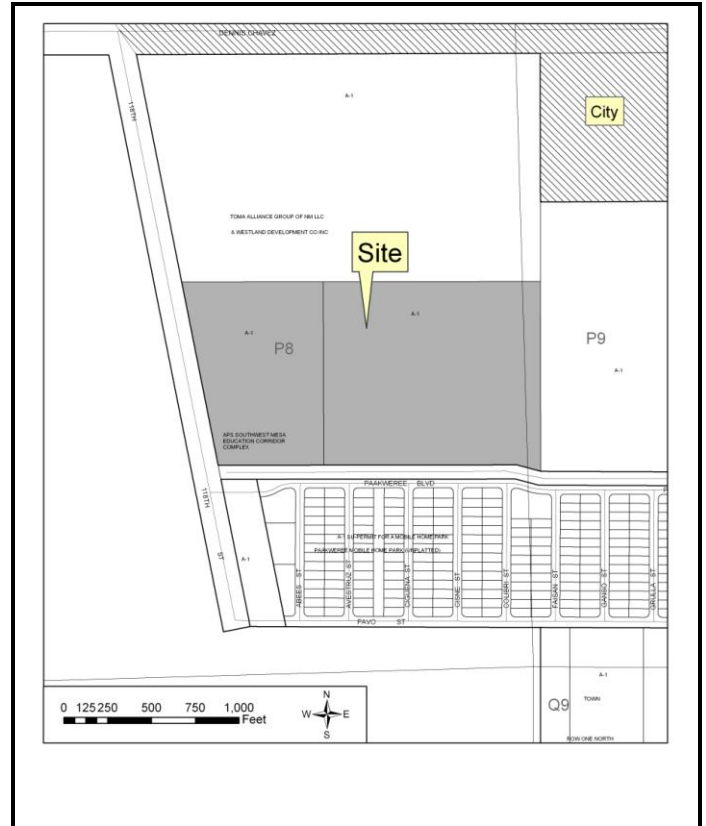
Location: East on 118th Street, N. of
the AMAFCA Borrega
Channel

Property Size: 47 acres approximately

Existing Zone: A-1

Proposed Request: Special use Permit for a
Stadium (sports complex)

Recommendation: Deferral



Summary: The applicant is requesting approval of a Special Use Permit for a Sports Stadium (sports complex) on a 47 acre parcel of land located east of 118th Street and North of the AMAFCA Borrega Channel. The proposed development of a sports complex is to include a football stadium, soccer and track facilities and tennis courts.

The site is located in the Developing Urban Area of the Albuquerque/Bernalillo County Comprehensive Plan and in Residential Area (4) of the Southwest Area Plan. This case was deferred from the June 2, 2010 hearing at the request of the applicant.

Staff Planner: Adella Gallegos, Associate Program Planner

Attachments:

1. Application
2. Supplement to Application dated July 26, 2010
3. MRCOG Transportation Coordinating Com. Resolution (R-10-01-TCC)
4. Land Use Map
5. Site Plan dated July 16, 2010 (Commissioners Only)

Bernalillo County Departments and other interested agencies reviewed this application from 7/27/10 to 8/09/10. Agency comments are verbatim and were used in preparation of this report, which begin on page 16.

AGENDA ITEM NO.: 6
County Planning Commission
September 1, 2010

CSU-20100013 SMPC Architects, agent for Board of Education/Albuquerque Public Schools, requests approval of a Special Use Permit for a Stadium (sports complex) on Tracts B & 1, APS Southwest Mesa Education Corridor Complex, located north of the AMAFCA Borrega Channel and east of 118th Street SW, zoned A-1, and containing approximately 47 acres. (P-8) (DEFERRED FROM THE JUNE 2, 2010 HEARING)

AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding Zoning & Land Uses

Site	Zoning	Land Use
	A-1	vacant
North	A-1	High School
South	A-1 with a Special Use Permit for a Mobile Home Park	North AMAFCA Borrega Channel and a mobile home park partially developed.
East	A-1 with a Special Use Permit for Planned Development Area	Vacant
West	A- 1	Vacant

BACKGROUND:

The Request

The applicant is requesting approval of a Special Use Permit for a Stadium (sports complex) located north of the AMAFCA Borrega Channel and east of 118th Street SW. The subject site contains approximately 47 acres. The proposed development consists of a football stadium, soccer field and track facilities, tennis courts and support facilities that include a press box, field house, official's booth, restrooms, concessions and accessory buildings.

Request Justification

The applicant contends that the proposed request is appropriate in that a school district sports complex will improve athletic activity experiences, will provide neighborhoods with new recreational opportunities, supports the Comprehensive Plan's Education Goals and Policies by contributing to the provision "a wide variety of educational and recreational opportunities available to citizens from all cultural, age and education groups." The applicant future contends that neighborhood conditions have changed with the construction of the new Atrisco Heritage Academy High School directly north of the subject site.

Surrounding Land Use and Zoning

The subject site is vacant and surrounded with A-1 zoned property to the north and west. The property adjacent to the west is vacant. The project adjacent to the north is developed with a high school, Atrisco Heritage High School. Adjacent to the east exist A-1 zoning with a Special Use Permit for a Planned Development Area (CSU-70048) which is situated within the approved Ceja Vista Master Plan. The property directly south of the site, separated by the AMAFCA Borrega Channel, exist A-1 zoning with a Special Use Permit for a Mobile Home Park (CSU-98-5).

The most recent zoning activity in the area was an administrative amendment approval (ZA-80047) to the Special Use Permit for a Mobile Home Park (CSU-98-5) approved by the Zoning Administrator on June 17, 2008. This administrative amendment reduced the acreage of the mobile home park by the area which is now the subject site for this request. A Special Use Permit for a Planned Development Area (CSU-70048) was approved by the Board of County Commissioners on January 22, 2008 for approximately 106 acres directly east of the subject site. This approval followed the Board of County Commissioners approval of the Ceja Vista Master Plan (320 acres) on July 27, 2006.

APPLICABLE PLANS AND POLICIES:

Albuquerque/Bernalillo County Comprehensive Plan

The site is within the Developing Urban Area as designated in the Comprehensive Plan. The goal in the Comprehensive Plan is to "created a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities with the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas and life styles, which creating a visually pleasing environment.

Policy a states that "The Established and Developing Urban Areas shall allow a full range of urban land uses, resulting in an overall gross density of up to five dwelling units per acre."

Policy d states that “The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources and resources of other social, cultural, or recreational concern.”

Policy e stated that “New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.”

Policy g states “Development shall be carefully designed to conform to topographical features and include trail corridors in the development where appropriate.”

Policy i states that “Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.”

Policy j states “Where new commercial development occurs, it should generally be located in existing commercially zoned areas as follows:

- In small neighborhood-oriented centers provided with pedestrian and bicycle access within reasonable distance of residential areas for walking or bicycling.
- In larger area wide shopping centers located at intersections of arterial streets and provided with access via mass transit; more that one shopping center should be allowed at an intersection only when transportation problems do not result.
- In free standing retailing and contiguous storefronts along streets in older neighborhoods. “

Policy k states that “Land adjacent to arterial streets shall be planned to minimize harmful effects of traffic; livability and safety of established residential neighborhoods shall be protected in transportation operations.”

Policy l states that “Quality and innovation in design shall be encouraged in all new development design shall be encouraged which is appropriate for the plan area.”

Policy m states that “Urban and site design which maintains and enhances unique vistas and improves the quality of the visual environment shall be encouraged.”

Air Quality

The Goal is to improve air quality to safe guard public health and enhance the quality of life.

Policy g states “Pollution from particles shall be minimized.”

- “Use vegetation, landscaping and other erosion control techniques to minimize dust pollution especially from construction sites.”

- Modify the Development process manual to expand requirements for top soil disturbance permits and dust control plans for excavations greater than $\frac{3}{4}$ acre; monitor and strictly enforce the existing regulations regarding airborne particulates.”

Noise

The Goal is to protect the public health and welfare and enhance the quality of life by reducing noise and preventing new land use/noise conflicts.

Policy 4.a states, “Noise consideration shall be integrated in the planning process so that future noise/land use conflicts are prevented.

- 5) Require noise impact analyses for all new development with noise-sensitive land uses.”

Policy 4.b states, “Construction of noise sensitive land uses near existing noise sources shall include strategies to minimize adverse noise effects.

- 4) Guide new building construction and orientation so as to minimize the effects from noise producing sources.”

Developed Landscape

The Goal is to maintain and improve the natural and developed landscapes’ quality.

Policy 8.b states, “Public facilities (including buildings, parks, plazas, utilities, bridges, streets, stadiums and airports) shall be designed to realize opportunities for City/County beautification.”

Economic Development

The Goal is to achieve steady and diversified economic development balanced with other important social, cultural, and environmental goals.

Policy 6.a states, “New employment opportunities which will accommodate a wide range of occupational skills and salary levels shall be encouraged and new jobs located convenient to areas of most need.”

Policy 6.b states, “Development of local business enterprises as well as the recruitment of outside firms shall be emphasized.”

Education

The Goal is to provide a wide variety of educational and recreational opportunities available to citizens from all cultural, age and education groups.

Policy 7.e states, “Variety and flexibility in educational and recreational resources shall be encouraged through joint use of facilities.”

Southwest Area Plan (SWAP)

This site is located within Residential Area Four of the Southwest Area Plan, which allows a minimum of three dwelling units per acre when City sewer is available, or a maximum of one dwelling unit per net acre when using individual liquid waste disposal systems.

Policy 15 states, "All roads and arterials shall maintain continuity with regards to drainage, design and landscape. These arterials shall be comprehensive in design and scope to include the community's goals and objects, including pedestrians and bicycle amenities, mass transit potential and landscaping."

Policy 16 states, "Heavy industrial and commercial traffic shall be limited in village centers and residential areas to enhance residential stability, respect the history and integrity of the area, and promote neighborhood scale (CN zoning) economic development."

Policy 17 states, "Landscaped arterials and limited access roads in the Plan area shall include, but not be limited to, Gibson/Arenal Boulevard, Rio Bravo Boulevard, 118th Street, Gun Club Road, 98th Street, Second Street and Unser Boulevard. Landscaping of medians and areas adjacent to roadways shall include provisions for pedestrians, bike lanes in the design, and construction of these and other roads."

Policy 26 states, "Mixed use development within C-N and C-1 zoning shall be encouraged within historic village centers and on Isleta Boulevard between Bridge and Camino del Valle, to allow owners to reside at their place of business."

Policy 29 states, "The County and City shall stabilize residential zoning and land use in the Plan area.

- b) The County and city shall stabilize residential zoning and land use in the South Valley to protect the value of traditional and uses and enhance the quality of life.
- d) Encourage C-2, M-1 and M-2 land uses in the area located south of Woodward and east of Second Street; and the southwest corner of I-40 and Paseo del Volcan, to promote areas of primary development.
- e) Prohibit residential development with 60-65 Day Night Noise Level (DNL)."

Policy 31 states, "Land use changes adjacent to Paseo del Volcan, Dennis Chavez Boulevard, Rio Bravo and Unser Boulevard shall be permitted if it conforms to the following:

- d) Located commercial nodes/new community centers on the corner of Unser Boulevard and Dennis Chavez Boulevard (Rio Bravo, 118th Street and Dennis Chavez Boulevard and the southwest corner of Rio Bravo and Paseo del Volcan."

Policy 32 states, "The areas located between I-25 and Second Street and the area south of I-40 and west of Paseo Del Volcan shall be used as primary employment because of their location to transportation facilities (rail and highway)."

Policy 34 states, "Standards for outdoor lighting shall be implemented to ensure that their use does not interfere with the night sky environment and unnecessarily adjacent properties."

- a) Outdoor light poles within residential should not exceed sixteen (16) feet in height above existing grade and require outdoor fixtures; when mounted on buildings or structures, fixtures should not exceed twelve (12) feet from existing grade.
- c) Require all new public and private light fixtures and on premises to be designed and operated as cutoff or shielded amiable fixtures.
- d) Discourage commercial use of searchlights, spotlights and floodlights, or any similar high intensity light for outdoor advertising or entertainment when project above a horizontal plane."

Policy 45 states, "Encourage the location of newly developing neighborhood scale commercial and office use be within their defined village centers."

Policy 46 states, "Balance economic development and the quality of life for existing communities as well as for newly developed areas."

Policy 49 states, "Promote small-scale community commercial centers, which foster a market place atmosphere; improve profit for small businesses; provide jobs; and circulate dollars within the area economy to enhance a community environment and meet retail, recreational and service needs of area residents."

Policy 50 states, "Emphasize job creation and expansion of employment opportunities for the resident of the Southwest Area Plan."

West Side Strategic Plan (WSSP) – Gun Club Community

Policy 3.48: promote low-density development consistent with the rural character of the area within the most of this Community. Exceptions to this are the Core Areas and Village Centers along key locations of the Rio Bravo Corridor where mixed use commercial services, public facilities, high-density residential, and employment uses are appropriate.

Bernalillo County Zoning Ordinance

Resolution 116-86 defines criteria for evaluating a Zone Map changes and Special Use Permit applications.

The following policies for deciding zone map changes and Special Use Permit applications pursuant to the adopted Bernalillo County Zoning Ordinance.

- A. A proposed land use change must be found to be consistent with the health, safety and general welfare of the residents of the County.
- B. The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor for a land use change.
- C. A proposed land use change shall not be in significant conflict with adopted elements of the Comprehensive Plan of other Master Plans and amendments thereto including privately developed area plans which have been adopted by the Board of County Commissioners.

- D. Stability of the land use and zoning is desirable; therefore, the applicant must provide a sound justification for land use change. The burden is on the applicant to show why the change should be made.
- E. The applicant must demonstrate that the existing zoning is inappropriate because:
 - 1. An error in the original zone map.
 - 2. Changed neighborhood conditions, which justifies a change in land use or
 - 3. That a different use category is more advantageous to the community as articulated in the Comprehensive Plan or other land use plans as adopted by the Board of County Commissioners.
- F. A land use change shall not be approved where some of the permissive uses in the land use change would be harmful to adjacent property, the neighborhood or the community.
- G. Location on a collector or major street is not itself sufficient justification of apartment, office, or commercial zoning.
- H. A zone change request which would give a zone different from the surrounding zoning to one small area, especially when only one premises is involved, is generally called a "spot zone." Such a change of zone may be approved only when:
 - 1. The change will clearly facilitate revitalization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or
 - 2. The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones, because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.
- I. A zone change request, which would give a zone different from the surrounding zoning to a strip of land along a street, is generally called a "strip zoning." Such a change of zone may be approved only when:
 - 1. The change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or
 - 2. The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones, because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.

ANALYSIS:

Surrounding Land Use and Zoning

The subject site is vacant and surrounded with A-1 zoned property to the north and west. The property adjacent to the west is vacant. The project adjacent to the north is developed with a high school, Atrisco Heritage High School. Adjacent to the east exist A-1 zoning with a Special

Use Permit for a Planned Development Area (CSU-70048) which is situated within the approved Ceja Vista Master Plan. The property directly south of the site, separated by the AMAFCA Borrego Channel, is zoned A-1 zoning with a Special Use Permit for a Mobile Home Park (CSU-98-5).

Plans

Albuquerque/Bernalillo County Comprehensive Plan

The site is located in the Developing Urban Area as delineated in the Albuquerque/Bernalillo County Comprehensive Plan. The principal Goal for the area is to create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers a variety and maximum choice of housing, transportation, work areas and lifestyles, while creating a visually pleasing built environment. The goals and policies for this area of the Comprehensive Plan are intended for the establishment of higher density residential and community serving commercial land uses.

Policy a states that the Developing Urban Areas shall allow a full range of urban land uses, resulting in an overall gross density of up to five dwelling units per acre. Further, Policy d establishes that the location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources and resources of other social, cultural, or recreational concern.

This request appears to meet the intent of the Comprehensive Plan for the Developing Urban Area in that the areas surrounding the subject site are of a residential nature and proposed for community servicing commercial land uses. Although the subject site is situated in the Gun Club Community of the West Side Strategic Plan, the intersection of Dennis Chavez and 118th Street is designated in the Plan as a Community Activity Center within the 118th/Dennis Chavez Community Activity Center to be considered for co-location of public services with commercial and residential land uses.

The existence of the Academy Heritage High School, Paakweree Mobile Home Park Development and the development of the proposed 320 acre Ceja Vista Master Plan, which delineates a range of land uses and residential development, appears to be consistent with uses proposed for the 118th/Dennis Chavez Community Activity Center and with Policies 5.a and 5.d. of the Established and Developing Urban area of the Comprehensive Plan.

Land use Policy I calls for employment and service uses for this area to complement residential areas and be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments. The development of this sports complex may bring about an adverse impact of noise, lighting, pollution and traffic on the existing residential development to the north of Dennis Chavez, to the development south of the AMAFCA Borrego Channel and to the proposed Ceja Vista Master Plan area to the east.

The Economic Development "Goals" of the Comprehensive Plan call for achieving steady and diversified economic development balanced with other important social, cultural, and environmental goals. This request brings about a form of economic development in this area

of the South Valley that would be contributing to the social, recreational needs of the youth and area residents within the community as well as bring about employment opportunities.

Southwest Area Plan (Plan)

The site is located in Residential Area Four (4) of the Southwest Area Plan. The site is not located within a defined village center as called for in the Southwest Area Plan; consequently, Policy 46 calls for balancing economic development and the quality of life for existing communities as well as for newly developed areas. The requested land use would be advantageous and beneficial to providing the youth and the area residents of the community an outlet to a recreational activity and the creation of job opportunities.

Policy 29 of the Plan calls for stabilization of residential zoning and for the development of C-

Policy 34 of the Plan calls for the standards for outdoor lighting be implemented to ensure that their use does not interfere with the night sky environment and unnecessarily adjacent properties. The Policy calls for outdoor light poles within residential area not to exceed sixteen (16) feet in height above existing grade and outdoor fixtures, when mounted on buildings or structures, should not exceed twelve (12) feet from existing grade and discourages commercial use of any similar high intensity light for outdoor advertising or entertainment when project above a horizontal plane. The proposed lighting is not consistent with the Plan's policy in that the proposed height of the light poles exceeds the height requirement of 16 feet and the eliminations of the signage has not be clarified as to its intensity.

Consistent with Policies 46 and 50 in that proposed use could balance economic development and the quality of life for the existing communities as well as for newly developed areas and would emphasize job creation and expansion of employment opportunities.

Conflicts with Policy 29 that recommends the stabilization of residential zoning and recommends C-2, M-1 and M-2 land uses in the area located south of Woodward and east of Second Street and the southwest corner of I-40 and Paseo del Volcan. The subject site for the proposed land use is not located in the areas identified in the Plan.

Zoning Ordinance

The Zoning Code defines the purpose of the A-1 zone is to provide open and spacious development in areas remote from public services and to recognize the desirability of carry on compatible agricultural operations. Although the proposed use of a sport complex does not appear to consistent with the purpose of the A-1 zoning designation, there have been changed community conditions consistent with the proposed use and the site is located in an area that is designated as Community Activity Center in the West Side Strategic Plan where mixed use commercial services, public facilities, high-density residential, and employment uses are appropriate.

Site Plan

The submitted site plan reflects the proposed sports complex uses that include parking, signage and lighting. The number of parking spaces reflected on the site plan does not meet the number of spaces required by Code for the proposed stadium. The applicant is requesting that the east parking area be gravel rather than paved as required by Code and requesting the

use of shared parking with the Atrisco Heritage High School to meet the required number of parking spaces.

The signage proposed for the entry on 118th Street and signage located along the interior roadway entry to the stadium on the north exceed the O-1 signage requirements normally recommended for commercial uses on Special Use Permit located within a residential zone. The O-1 signage requirements were a conditional of approval for the adjacent Atrisco Heritage High School.

The Executive Summary of the Traffic Study recommends improvements along 118th Street that are not reflected on the site plan. The recommendations include road improvements as well as an on-street bike lane along the 118th Street frontage of the Stadium.

Lighting is proposed throughout the site for the parking, football stadium, track and field facilities and the tennis courts. Lighting for these amenities exceeds the height requirements recommended by the Southwest Area Plan.

Agency Comments

The Public Works Division has noted numerous traffic related concerns with the proposed use such as: (1) building a road along the easterly border of the Stadium and Atrisco Heritage High School; (2) APS must get permission from all related agencies to access off of Dennis Chavez (this section is City's jurisdiction) for the road along the easterly border of the Stadium and Atrisco Heritage High School; (3) the intersection of 118th & Dennis Chavez is already overburdened with too much traffic; (4) APS has not given the Public Works Division enough information to evaluate whether the road along the eastern border will physically fit; (5) the community road proposed on the Ceja Vista Master Plan connects to the school/stadium property and the road along the easterly border of the Stadium and Atrisco Heritage High School; and (6) Traffic Impact Analysis submitted did not include traffic from the Ceja Vista Master Plan area.

Analysis Summary

Zoning	
Resolution 116-86	Changed neighborhood conditions exist with the development of the Academy Heritage High School directly adjacent to the site on the north.
	The request would be advantageous to the community in that it provides neighborhood recreational activity beneficial specifically for the youth to this particular area of the South Valley.
Comprehensive Plan	Consistent with Developing Urban designation in that the request would maintain the character and identify of surrounding area for mixed uses and provide and beneficial to the community by providing a source economic

	development in the way of employment opportunities.
Southwest Area Plan	The proposed use could balance economic development and the quality of life for the existing communities as well as for newly developed areas and would not interfere with the integrity and character of the area.
Westside Strategic Plan	Located in an area appropriate for mixed use commercial services, public facilities, high-density residential, and employment.
Other Requirements	
Environmental Health	Fugitive dust permits must be obtained from the Air Quality Division
Zoning Administrator	Parking, landscaping, signage and lighting

Conclusion

Resolution 116-86 establishes policies regarding zone change and Special Use Permit requests. The Resolution states that the applicant must demonstrate that the existing zoning is inappropriate because of an error in the zone map, changed conditions in the neighborhood or community which justifies a change in land use or that a different use category is more advantageous to the community as articulated in the Comprehensive Plan or other land use plans as adopted by the BCC.

It appears that this request is consistent with Resolution 116-86 in that there have been changed community conditions by the approval of Atrisco Heritage High School adjacent to the North, the Ceja Vista Master Plan area to the east and the Paakaweree Mobile Home Development to the South.

This request also appears to facilitate the Comprehensive Plan as articulated in the policies 5.a and 5.d and the Westside Strategic Plan, 118th/Dennis Chavez Community Activity Center which delineates a range of land uses and residential/commercial development by the existence of the uses surrounding as well as proposed for the area in close proximity to the subject site.

The request appears to be consistent with the Economic Development Goals of the Comprehensive Plan by the way of contributing to the social, economic, employment and recreational needs of the youth and area residents of the community. Consequently, Policy I calls for employment and service uses for this area to complement residential areas and be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments. The development of a sports complex of this magnitude may bring about an adverse impact to the adjoining residential and proposed developments in the way of noise, lighting, pollution and traffic.

Although the proposed use may be beneficial to the overall community in the way of recreational/sporting activities, economic development and employment opportunities, there

are numerous of concerns that need to be addressed. The Public Works Division has noted a number of concerns related to traffic impact and road construction. In addition, Staff also has concerns as to noise mitigation, parking requirements, landscaping and buffering, lighting and signage that are proposed with this development that may affect the existing residential developments and well as the proposed Ceja Vista Master Plan area.

ADDITIONAL PLANNING DEPARTMENT COMMENTS (SEPTEMBER 1, 2010):

This case was deferred from the June 2, 1010 County Planning Commission hearing at the request of the applicant. The applicant has since submitted a revised site development plan and a supplement to the application (attachment 2). Staff previously discussed with the applicant concerns of an approved Traffic Impact Analysis (TIA), noise, lighting, signage and parking, landscaping, buffering requirements.

The TIA has been submitted and reviewed by the Public Works Division. The applicant has applied and received from the Middle Rio Grande Council of Government, Transportation Coordinating Committee authorization for a change of access to Dennis Chavez Boulevard to be utilized for access onto to the subject site (APS Westside Sports Complex site); however, the issue is still pending approval by the Metropolitan Policy Planning Board. The recommended improvements to 118th Street are also reflected on the site plan and will be constructed at the time of building permit issuance.

The site plan (as submitted) does not appear to meet Zone Code requirements and/or Southwest Area Plan recommendations relative to the following:

- 1) Landscaping
 - a) 20 foot landscaped buffer along the interior roadway.
 - b) If 20 foot landscape buffer requirement for the interior roadway along the east property line is to be met, the roadway will need to be realigned and additional parking may be required.
 - b) A 20 foot landscaped buffer along 118th street
 - c) a six foot solid wall and landscape buffer along the east property line.
 - e) Landscaping of median on 118th Street as recommended in the Southwest Area Plan
- 2) Parking
 - a) Additional parking spaces may be required
 - b) Requirement of the parking lot surfacing of the east parking area.
- 3) Signage
 - a) Height and size of signage proposed for the front entry of the sports complex
 - b) Elimination (if applicable) for the signage for the front entry of the sports complex has not been identified.
- 4) Lighting
 - a) Height of lighting for parking areas, tennis courts, soccer fields, and stadium exceeds Zone Code requirements and height recommended in the Southwest Area Plan.
- 5) Building (Structures)
 - a) Exceed 26 feet height requirement.

The applicant has requested numerous waivers of Code requirements (Attachment 1 & 2). Waivers include the parking surfacing requirements for the parking located on the east end of the site, landscaping and buffering along 118th Street, landscaping and buffering along the east property, height of fixtures for lighting for entire sports complex, signage and height requirements for the building structures that exceed the 26 feet height requirement.

The signage and height of light fixtures throughout the sports complex conflict with Policy 34 of the Southwest Area Plan that discourages high intensity light for outdoor advertising or entertainment and that exceed sixteen (16) feet in height above existing grade.

In addition, Policy 17 of the Southwest Area Plan recommends landscaped medians, arterials and limited access roads in the Plan Area, which specifically identifies 118th Street; and, also recommends that the areas adjacent to roadways shall include provisions for pedestrians, bike lanes in the design and construction of these and other roads. These provisions are not included on the site plan.

The submittal does not meet the Code requirements for landscaping, parking, signage and height requirements. Consequently, meeting the Code requirements may require a redesign to site plan to meet the interior road setback landscaping requirements and parking area, specifically but not limited to, along the east property line. The applicant has requested waivers of the landscaping, parking, signage and height Zone Code requirements.

The submittal has not meet the Water Conservation Ordinance requirements as articulated in the Public Works Division (Water Resources) staff's comments; and, they are, therefore, requesting that the waiver of the Water Conservation Ordinance requirements not be granted and that the application be deferred until rainwater harvesting requirements have been adequately and appropriated addressed.

Although the applicant has requested waivers and due to the magnitude of the waivers and the possibility of a redesign of the site plan, Staff is again recommending deferral of this request.

Analysis Summary (Updated September 1, 2010)

Zoning	
Resolution 116-86	Changed neighborhood conditions exist with the development of the Academy Heritage High School directly adjacent to the site on the north.
	The request would be advantageous to the community in that it provides neighborhood recreational activity beneficial specifically for the youth and employment opportunities to this particular area of the South Valley.
	Consistent with Policy e in that the subject site is located in an area contiguous to existing or programmed urban facilities and services.

COUNTY PLANNING COMMISSION

September 1, 2010

CSU-20100013

Southwest Area Plan	Consistent with Policies 46 and 50 in that proposed use could balance economic development and the quality of life for the existing communities as well as for newly developed areas and would emphasize job creation and expansion of employment opportunities.
	Conflicts with Policy 29 that recommends the stabilization of residential zoning and recommends C-2, M-1 and M-2 land uses in the area located south of Woodward and east of Second Street and the southwest corner of I-40 and Paseo del Volcan.
	Conflicts with Policy 17 of the Southwest Area Plan that recommends landscaped medians, arterials and limited access roads in the Plan Area that include, but not limited to, Gibson/Arenal Boulevard, Rio Bravo Boulevard, 118 th Street; in addition, the areas adjacent to roadways shall include provisions for pedestrians, bike lanes in the design and construction of these and other roads.
	Conflict with Policy 34(a) that recommends outdoor lighting poles within residential should not exceed sixteen (16) feet in height above existing grade and shall be implemented to ensure that their use does not interfere with the night sky environment and adjacent properties ; and, discourages high intensity light for outdoor advertising or entertainment when projected above a horizontal plane.
Westside Strategic Plan	Located in an area appropriate for mixed use commercial services, public facilities, high-density residential, and employment.
Other Requirements	
Environmental Health	Fugitive dust permits must be obtained from the Air Quality Division
Zoning Administrator	Parking, landscaping, signage and lighting
Public Works	Water Conservation Ordinance requirements

RECOMMENDATION:

Staff recommends deferral of CSU-20100013.

Adella Gallegos
Associate Program Planner

BERNALILLO COUNTY DEPARTMENT COMMENTS

Environmental Health:

Per ABCWUA water and sewer availability statement #00101, water and sewer services are obtainable. Applicant shall make connection to municipal infrastructure upon development. All activities conducted on this parcel must be done so in accordance with the Bernalillo County Noise Ordinance. Fugitive dust permits must be obtained from the Air Quality Division for soil disturbance in excess of ? of an acre.

Fire:

Required access: Fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction.

The required width of an apparatus access road shall not be obstructed in any manner, including parking of vehicles during construction and/or occupancy.

Extinguishers shall be suitable for the anticipated character of the fire, the construction and occupancy of the individual property or premises, the vehicle or hazard to be protected and the ambient-temperature conditions.

Required alarm systems shall be designed by a N.I.C.E.T. level three or greater and forwarded to the Fire Prevention Bureau for approval prior to installation.

A certificate of Compliance for the fire alarm system shall be prepared for each system and forwarded to the Bernalillo County Fire Prevention Bureau.

Fire lanes shall be designed, approved, and inspected prior to occupancy.

Required fire sprinkler systems shall be designed by a N.I.C.E.T. level three or greater and forwarded to the Fire Prevention Bureau for approval prior to installation.

An automatic fire sprinkler system shall be approved and:

Approval pending the review and/or approval of the automatic fire sprinkler system.

A certificate of compliance for the automatic sprinkler system shall be prepared and forwarded to the Bernalillo County Fire Prevention Bureau prior to occupancy.

Occupant load shall be determined by County Building Officials and posted in an approved location.

There shall be placed at an approved location a key box containing all the masters key to gain access into every portion of the buildings and facility for fire department and emergency access through locked doors and gates. The key box must be manufactured by an approved manufacture.

Zoning Administrator:

May 28, 2010

USE

The use of the property for a stadium is an enumerated SUP (Sec. 18.B.28) that necessitates “any area of the site (that is) accessible to vehicles of patrons shall be paved”, including areas connecting with public rights-of-way.

PARKING

Section 21.A.18. requires that “(o)ne parking space for each four seats or seating spaces” be provided. Based on the expected 7,000-seat proposed football stadium, a minimum of 1,750 off-street parking spaces are required. However, this does not include the parking spaces necessary to accommodate for soccer field/track meets and tennis activities. As required parking is based on total seating capacity for the entire property, it is recommended that the seating for soccer/track and tennis be provided. Additionally, at least 30 inches of bench space is needed to account for one seat (ref. Sec. 21.C.5.). Further details are requested concerning either the lengths of each bench/bleacher to be provided for seating, or a statement acknowledging that the provided seating was calculated using the 30-inch standard.

Parking spaces to be used for disabled individuals (“handicapped parking”) is required to be 20 spaces, plus one space for each increment of 100 standard spaces over 1,001. In this case, a conservative estimate of 27 spaces appears necessary, with the understanding that the requested seating to be provided for soccer/track and tennis activities will need to be included. Each off-street parking space designated to be used by disabled individuals is required to provide its own conspicuously posted upright sign, either free-standing or wall mounted, showing the international disabled symbol of a wheelchair. Each sign shall be no smaller than 12 by 18 inches. Each sign shall have its lower edge no less than four feet above grade. Barriers are required to prevent free-standing signs from being hit by motor vehicles.

“Shared parking” is not permitted by the zoning ordinance, as all required off-street parking spaces must be located on the same property as the specified activity (ref. Sec. 21.D.1.). Similarly, this subsection of the ordinance also necessitates that properties used for non-residential and multi-family residential activities provide concrete or bituminous surfacing, as graveled parking areas are not allowed. This solid-surfacing requirement is also outlined in Section 18 as mandatory in connection with the use (see above). The striping of the off-street parking spaces (ref. Sec. 21.D.3.) in accordance with the length and width requirements – standard spaces must be 8.5 feet wide by 20 feet in depth; spaces for disabled individuals are to be 8 feet wide, 20 feet in depth, with a 3-foot wide access aisle – are also integral to the hard-surfacing requirements. Corrections and/or additions are needed to the plan to verify that these standards are being met.

LANDSCAPING

A landscape setback of at least 20 feet in depth is required along the north, south east, and west sides of the property (ref. Sec. 19.A.3.). The provided landscaping shall consist of a variety of trees, shrubs, and vegetation to create a visually opaque buffer. Additionally, a landscaped setback of at least 6 feet in depth is required along the west side of the access

loop road as it abuts the A-1 property to the west of the stadium site. This buffer – also required to consist of a variety of trees, shrubs, and vegetation to create a visually opaque buffer – is only necessary upon the existence of residential development on the adjacent tract. However, a solid wall/fence at least 6 feet in height is required along the north, south, and east sides of the property. Elevation drawings of this feature are recommended.

A landscaping plan outlining all proposed areas to be covered with impervious materials, proposed planting beds and vegetative ground cover areas is required. The plan is required to indicate the location, size, and species of all existing and proposed trees, shrubs, vegetation and ground cover. Trees must be at least one-and-one-half inches in caliper measured at two feet above grade. One tree is required for each 30 feet of frontage. Shrubs must be at least 5 gallon minimum. A minimum of 75 percent of the landscape buffer areas must be maintained with live planting materials.

Additionally, properties located within the unincorporated area of Bernalillo County are subject to applicable county water conservation restrictions. Final approval for all proposed landscaping is subject to review/inspection by the Public Works Division. Any changes to the landscaping as required by the Public Works Division are subject to additional review and approval of the Zoning Administrator, and must be consistent with the standards of the zoning ordinance.

Zoning Enforcement Manager:

Based on the above comments there is no adverse comments at this time.

No zoning violations on property.

Building Department Manager:

Will require building and trade permits when ZCSU is approved.

Public Works:

DRAN:

This site plan may conflict with new FEMA requirements regarding setbacks for levees.

A Grading & Drainage Plan is required for this project. The conceptual plan submitted with this application will be acceptable for this special use application. A complete G&D will be required within 60 days following approval of the special use permit.

DRE

Traffic Impact Analysis has been received.

All required roadway improvements must be completed prior to Certificate of Occupancy.

Condition of Approval: Proposed road from Dennis Chavez should be shown on the Site Plan. Provide the dimension of road as well.

Public Works has issues with the S.U.P. for the Stadium due to the following:

COUNTY PLANNING COMMISSION

September 1, 2010

CSU-20100013

- The Traffic Impact Analysis has proposed building a road along the easterly border of the Stadium and Atrisco Heritage H.S.
- In order to construct this easterly road, APS must get permission from all related agencies to access off of Dennis Chavez (this section is City's jurisdiction).
- The intersection, of 118th & Dennis Chavez, is already overburdened with too much traffic.
- If the proposed easterly road is not provided or constructed, then this intersection will become a safety issue.
- APS has not given BCPWD enough information to be able know for sure that road will physically fit along the eastern border.
- In addition there is an approved Special Use Permit just east of this High School and the Stadium, called Ceja Vista Master Plan (ZCSU 70048), which calls out for high density townhomes and subdivisions, as well as commercial development.
- This Special Use Permit shows a community road connecting to the school/stadium property, and it would have to be connected to this proposed road. Coordination needs to take place between APS and Ceja Vista.
- The Traffic Impact Analysis didn't really include the amount of traffic from Ceja Vista, and Ceja Vista certainly did not include a Stadium.

Other improvements are necessary, but this is the largest concern right now.

August 3, 2010

RAC (Roadway Access Committee) & TCC (Transportation Coordinating Committee) have both approved the access to the east of the High School, now waiting for approval from the Metropolitan Transportation Board (MTB) who will review it on Aug. 20th.

The Traffic Impact Analysis has identified improvements required for the intersection of 118th Street and Dennis Chavez, and these improvements will be required prior to approval of Building Permit and release of Cert. of Occupancy.

Water Resources:

Applicant has not demonstrated compliance with Bernalillo County Water Conservation Code.

A. Per Sections 30-249 (5) Parks, athletic fields, and large landscapes

All new ... athletic fields... and all new development which have a planned landscape area over 20,000 square feet SHALL use graywater, non-potable water, and/or

rainwater harvesting to supply and or supplement all landscapes over 20,000 square feet by using one or combination of the following:

1. Graywater system....
2. Non-potable water shall be used where available. ...
3. Rainwater harvesting and/or low impact development techniques

All new ... athletic fields... and all new development which have a planned landscape area over 20,000 square feet SHALL evaluate the potential for using harvested water and when practical incorporate into landscape design. Such design shall be consistent with the requirements of all applicable local and state regulations.

In reviewing the landscape plan, the following elements indicate a rainwater harvesting approach has not been evaluated or were missing

1. No capture of water from paved parking area on west side for landscaping
2. No use of cistern or other water capture devices from impermeable surfaces
3. No use of recessed landscaped parking islands to provide direct capture of rainwater or routing to adjacent landscaped areas
4. No evidence of use of grading of paved entry area of stadium to capture runoff and direct into interspersed landscape beds.

B. Landscape submittal is not compliant with the water conservation ordinance.

1. Per Ordinance Sec 30-247 on outdoor water restrictions, athletic fields in the unincorporated area of Bernalillo County should use less than 45 inches of water per acre of landscape area per year. This applies only to the athletic field proper. It is also noted, however, from the landscape plan that turf and grasses include artificial turf for stadium, park blend for soccer field, and native grasses on the perimeter of the complex, so this condition is likely met.

Ornamental / exterior landscaping however must meet commercial planting requirements. A review of the plantings list suggests a heavy dependence on medium, to medium plus water usage plants as opposed to low water use plantings.

2. Under the upcoming proposed changes to the Ordinance, not in effect as of time of this review, applicant would need to show compliance with at least 3 of 7 possible water conservation materials. The existing planting list would likely not satisfy the planting requirements or rainwater harvesting options and other provisions have not been demonstrated. Pending review, applicant will be held to compliance with the terms of the Ordinance in effect at time of special use approval.

August 2, 2010

In applicant letter of 7/26/10, water conservation issues are discussed on page 2 under landscaping concerns. Applicant indicates that all planters in the pedestrian plaza and all parking islands are recessed to "capture rainwater which falls on the planters".

This does not satisfy the requirement of existing ordinance Sec 30-249(5)(a) which requires (i.e. "shall use") gray water, non-potable water, and/or rainwater harvesting to supply and/or supplement all landscapes....by using one or combination of the following... (3) Rainwater harvesting and/or low impact development techniques such as but not limited to: 1. Curb cuts or other methods to direct runoff from roadways, parking lots, or other impermeable surface to landscaped areas.

It is Water Resources staff opinion that the application as revised has not addressed, evaluated, or even attempted to satisfy the existing water conservation ordinance. It is Water Resources staff that the request for waiver of rainwater harvesting requirements be denied and that the application be deferred until rainwater harvesting requirements have been adequately and appropriately addressed

Parks & Recreation:

Condition: Commensurate with the 4/23/10 letter and executive summary provided by Eric Wrage, P.E. with Bohannon-Huston, Inc., the applicant shall extend the existing multi-use trail and bike lane that were constructed concurrently with the High School along the 118th St. frontage in front of the proposed sports complex.

Sheriff's: No comment received

COMMENTS FROM OTHER AGENCIES

MRGCOG:

MPO Project 526.2 "118th Street Southern Section" is a private project to construct a new 2 lane roadway with bike lanes from Pajarito Rd to Sen Dennis Chavez Blvd. The project has been included in the 2030 MTP and the MPO recommends coordination with County Public Works for additional information at (505) 848-1575.

For informational purposes, the functional classification of 118th St is that of urban collector as per the Current Roadway Functional Classification System Map.

MRGCD: No comments received.

AMAFCA:

No objection to special use permit request. AMAFCA will review the final grading and drainage plan with respect to storm water discharge to the Borrega Channel. The site will be subject to engineering analysis and new FEMA criteria regarding levees for grading adjacent to the channel.

City Planning Department/Development Services: No comments received

City Open Space: No adverse comments

Municipal Development Dept.:

Transp. Planning: No comments received

Transp. Development:

Proposed development very close to the Rio Bravo Sector Plan, make sure development doesn't impact the overall infrastructure and traffic on the Sector Plan.

City Transit: No comment.

ABCWUA/Utility Development Section: No adverse comments.

City Environmental Health: No comments received

NM Department of Transportation:

While there is no direct connection to an NMDOT facility, the NMDOT recommends that a traffic study be done and impacts to the area roadway system be disclosed and mitigated.

Albuquerque Public School: This will have no adverse impacts on the APS district.

NM Gas Co.: No Adverse Comment.

PNM:

PNM has requested a meeting with APS and SMPC to discuss location and elevations of parking lot directly beneath high voltage electric lines on this property. PNM wants to ensure adequate clearance and discuss safety concerns.

As a condition, it is the applicant's obligation to determine if existing utility easements cross the property and to abide by any conditions or terms of those easements.

APS:

August 9, 2010

A portion of Section 8, Township 9 North, Range 2 East, NMPM, is located on the east side of 118th St just south of Dennis Chavez and 118th St intersection. Albuquerque Public Schools requests approval of a Special Use Permit for the development of a new sports complex consisting of a bowl shaped partially sunken football stadium, soccer field and track facilities, tennis courts with support facilities including a press box, field house, officials booth, restrooms, concessions, and accessory buildings.

NEIGHBORHOOD ASSOCIATIONS:

Meade Estates Neighborhood Association

South Valley Alliance of Neighbors

South West Alliance

South Valley Coalition of Neighborhood Associations